

**APPROVED MINUTES
SEA BRIGHT UNIFIED PLANNING/ZONING BOARD
TUESDAY, September 24, 2024**

Call to Order and Flag Salute

Chairman Cunningham called the meeting to order at 7:34 p.m. and requested those present to join in the Pledge of Allegiance.

Open Public Meetings Statement

Good evening, Ladies and Gentlemen,

This Meeting Is Now Called to Order. The Borough of Sea Bright, in compliance with the Open Public Meetings Act, has provided notice of the time, date, and location of this meeting to the Asbury Park Press and Two River Times, filed notice with the Borough Clerk, and posted notice in the Borough office and on the Borough website.

This meeting is open to the public.

ADMINISTRATIVE MATTERS

Attendance Roll Call

Present: Cashmore, Cunningham, DeSio, Lawrence, Lefkort

Absent: Bills, Kelly, Leckstein, Schwartz, Zelina

Also in attendance: Board Attorney Ben Montenegro, Board Engineer, David J. Hoder, and Board Secretary Candace B. Mitchell

ITEMS OF BUSINESS

Approval of the 8/13/24 Regular Meeting Minutes

Mr. DeSio offered a motion to approve the minutes. Second was offered by Mr. Cashmore, and the motion carried upon the following roll call:

Ayes: Cashmore, Cunningham, DeSio, Lawrence, and Lefkort

Nays: none

Application No. 2024-08

11 Church Street Associates, LLC

11 Church Street, Bl. 14, L. 7(zone R-3)

Seeking conditional use approval to demolish the existing single-family home to build a conditionally permitted 2-family home on a lot that meets all requirements for zone type

Present for the application were attorney John B. Anderson III, Esq., Anthony M. Condouris of Anthony M. Condouris Architect, Inc., and engineer Joseph F. Vince of Schwanewede Hals & Vince.

Attorney John Anderson introduced the application for a two-family home to replace a single-family home located in the R3 zone. The applicant plans to demolish the present home to build a two-family home. No variances are needed, and the two-family home is a permitted conditional use in the zone. Mr. Anderson stated that the two-family home is technically exempt under state statute.

The following exhibits had been submitted:

A-1 Denial of Zoning Permit dated August 13, 2024

A-2 Planning/Zoning Board Application Package dated August 23, 2024

A-3 Certified Tax List

A-4 Survey prepared by Schwanewede Hals & Vince, consisting of 1 sheet and dated July 15, 2024

A-5 Plot plan prepared by Schwanewede Hals & Vince, consisting of 1 sheet and dated July 17, 2024 and last revised to August 16, 2024

A-6 Architectural Plans and Elevations prepared by Anthony M. Condouris Architect, Inc., consisting of 3 sheets and dated July 19, 2024; last revised to August 21, 2024

A-7 Aerial Photo of subject property

B-1 Board Engineer's Technical Review, consisting of 3 pages and dated September 18, 2024

Mr. Anderson asked that Anthony Condouris to be sworn in.

Architect Anthony M. Condouris was sworn in, and his credentials were accepted. He described the application demolishing a single-family home and garage, raising the foundation, and building two side-by-side fully conforming homes. He explained the homes' layouts, including finished attics. There will be no bedrooms or bathrooms on the attic level. The first level of each home will have a living room, dining room, kitchen, powder room, laundry, and exterior deck. The second floor will have three bedrooms and two bathrooms. Each home will have a garage that fits three cars. The height of the structure meets the height criteria for the zone at 36' to the mean and 42' to the ridge.

Chairman Cunningham asked for board questions. Board member Dave DeSio reiterated the height of the structure.

Board engineer Dave Hoder referred to his technical review and stated that he would rather see two separate driveways with modified curbing, to be submitted for his review and approval. Mr. Condouris was agreeable to making that change. Mr. Hoder also stipulated the sidewalk should be bonded and replaced.

There were no questions from the public for Mr. Condouris.

The applicant's engineer, Joseph F. Vince, was sworn in, and his credentials were accepted. Mr. Vince testified that the lot dimensions and the proposed two-family structure meet all bulk requirements for the R-3 zone. The proposed development meets all flood zone requirements. He agreed to comply with the points in the board engineer's letter and to make every effort to comply with the engineer's suggestion for two separate driveways.

There were no questions from the board nor from the public for the engineer and no questions or statements regarding the application.

Vice Chairman DeSio offered a motion to approve the application with the condition of attaining outside agency approvals which will be provided to the Flood Plain Manager, Mary Tangolics. The modification to two separate driveways was made a condition of approval as well as replacement of any curb or sidewalk that requires it as a result of construction. Bonding and replacement will be required before a certificate of occupancy is issued. A second to the motion was offered by Ms. Lefkort, and the motion carried upon the following roll call:

Ayes: Cashmore, Cunningham, DeSio, Lawrence, and Lefkort

Nays: none

Application No, 2024-09

Surfside Marine Corporation

1306 Ocean Avenue, Bl. 3, Lots 16 (zone B-2)

Seeking minor site approval

Present for the application were attorney Kevin Asadi, Esq., project architect Kevin M. Settembrino, AIA, project engineer Jaclyn Flor, PE, property owner Chip Schulz, and the manager of marina operations Chris Stokes.

The following exhibits had been submitted:

- Denial of Zoning Permit, dated August 13, 2024
- Cover letter from Zager Fuchs, PC, dated September 10, 2024
- Planning/Zoning Board Application Package, dated September 3, 2024
- Boundary and Topographic Survey prepared by DPK Consulting, consisting of 1 sheet, dated May 19, 2021
- Preliminary and Final Minor Site Plan for Surfside Marina prepared by EnGenuity Engineering, consisting of 7 sheets, dated August 23, 2024
- Architectural Plans and Elevations entitled "New Marine Workshop Building" consisting of 8 sheets, last revised August 21, 2024
- FEMA National Flood Hazard Layer Map, Prepared by USGS, consisting of 1 sheet, dated 2023
- First Technical Review prepared by Board Engineer David J, Hoder, PE, dated September 17, 2024, consisting of 4 pages
- CAFRA Compliance Justification prepared by Jaclyn Flor, dated September 17, 2024, consisting of 3 pages
- Exhibit A1 - Engineering Review Response prepared by applicant's engineer Jaclyn Flor, PE, dated September 17, 2024, consisting of 4 pages

Attorney Kevin Asadi offered a brief introduction to the application. He described the application as seeking site plan approval to construct a new pre-fabricated marina building with handicapped parking, and a sidewalk around the building. No variance relief is needed.

He then asked for Chris Stokes, the marina operations manager, to be sworn in. The borough attorney swore in Chris Stokes and Chip Schulz, the property owner, since they would both be asked to testify.

Mr. Asadi asked a few questions from the board engineer's first technical review. He asked Mr. Stokes to describe the winter use of the yard. The winter brings the storage of boats and jet skis, which are shrink wrapped. Mr. Asadi asked about how deliveries are handled. Is there a loading dock? A loading dock is not necessary. Deliveries consist mostly of shrink wrap materials and new parts which are delivered to the front of the building at the shop. Board engineer David Hoder asked if they ever utilize a tractor trailer for storage. Mr. Stokes answered that maybe once a year a trailer is used.

There were no members of the public present to ask questions of Mr. Stokes.

The project architect, Kevin Settembrino, was sworn in. The board chairman stated that Mr. Settembrino has testified before this board many times, and his testimony will be accepted.

Mr. Settembrino described a 30' x 62' single story pre-engineered metal building to be used as a workshop, with a 21' x 30' elevated area to one side, 8' above floor finished grade, which will be used as an office and storage.

Board Vice Chairman David DeSio described an earlier application as having a very pretty building with a nice façade and asked Mr. Settembrino whether he could find a way to embellish the building which, Mr. DeSio said, looks like something from an industrial park, and it sits right on Ocean Avenue. He said that our town is developed very well. Could the building be improved by adding awnings, arches, or columns? Mr. Settembrino said that he will speak with the owner about suggested landscaping and color variations to make an improvement in the appearance.

Board member Frank Lawrence stated that the borough has spent an enormous amount of time and money to upgrade the landscaping in the town. With this building, Mr. Lawrence stated that we're going in the wrong direction. Mr. Settembrino answered the concerns by saying he will talk to the engineer.

Board Chairman Cunningham asked how the framing attaches to the ground. Mr. Settembrino answered that the building sits on piles and grade beams on a slab.

Board engineer Dave Hoder suggested placing real or cultured stone or siding on the lower area of the building to make it look more like the previously planned building.

There were no questions for Mr. Settembrino.

Jaclyn Flor, a licensed professional engineer, was sworn in, and the Chairman stated that Ms. Flor's testimony will be accepted.

Mr. Asadi asked Ms. Flor to take the board through the site plan. Ms. Flor addressed the points offered in the board engineer's technical review, including in-season and off-season site operations, planned handicapped parking spaces, replacement of the driveway apron and sidewalk, the addition of lighting to the building, sewer flow calculations, the trash and

recyclables area, an increase in the amount of landscaping from the existing condition, and the addition of a 1.5" layer of ¾" stone, and landscaping in front of the building.

Mr. Hoder liked the plan to use three different ornamental grasses for accents. He also suggested planting a few trees to break up the front of the building. Mr. Schulz disagreed, saying the area in front of the building does not have enough space for trees. It is too close to the road, and shade trees are in conflict with boat storage. Mr. Hoder answered that there is room for a few small trees with 30' to the curb from the building.

Board member Frank Lawrence stated there is plenty of room to do this. You do have to be careful with tree choice, and we can supply a list of trees that are able to survive in Sea Bright. Some small trees will give height without interfering with the marina's operation.

Chairman Cunningham suggested making the street-facing side of the building more attractive and take away the stark look.

Ms. Flor said that she will work with the board engineer on these suggestions. Mr. Montenegro stated that it will be a condition of approval that the landscape plan will be approved by the board engineer.

Ms. Flor discussed approvals needed and said she doesn't believe CAFRA applies here. Mr. Hoder said that he believes Ms. Flor is correct, but he will review the statutes.

There were no comments nor questions from the public for Ms. Flor.

Vice Chairman DeSio offered a motion to approve the application with the conditions stated by Mr. Montenegro. Curbing and sidewalks will be replaced and bonded, if needed, before a certificate of occupancy will be issued; the applicant will provide a landscape plan subject to review by the board engineer; the applicant will modify the architectural plan to add cultured stone at the base of the building on the eastern façade; and the applicant will amend the plans to comply with all plan modification/additional items in Exhibit A1.

Chairman Cunningham offered to second the motion.

The motion carried upon the following roll call vote:

Ayes: Cashmore, Cunningham, DeSio, Lawrence, and Lefkort

Nays: none

Board Review of Ordinance No. 14-2024

AN ORDINANCE OF THE BOROUGH OF SEA BRIGHT AMENDING CHAPTER 130, "LAND USE" OF THE CODE OF THE BOROUGH OF SEA BRIGHT, CREATING A RESIDENTIAL OVERLAY ZONE FOR BLOCKS 19, LOTS 2, 2.01 AND 3

Board member Frank Lawrence stepped down from this matter.

Board engineer David Hoder explained that the ordinance involves 3 lots which are currently restricted to commercial use. The ordinance will allow residential use to be added. Mr. Hoder found the ordinance to be consistent with the master plan. The board

planner had sent a letter stating her finding as well, that the ordinance is consistent with the master plan.

Chairman Cunningham offered a motion to have the board secretary send a letter to Borough Council stating that the board has no objections to nor suggestions for the ordinance. A second was offered by Vice Chairman DeSio, and the motion carried upon the following roll call vote:

Ayes: Cashmore, Cunningham, DeSio, Lawrence, and Lefkort

Nays: none

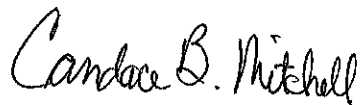
OTHER BUSINESS

With no further business before the Board and no Public Comments, the next meeting date, October 8, 2024, was announced.

ADJOURNMENT

The meeting was adjourned at 8:25p.m. on a motion offered by Vice Chairman DeSio, a second by Chairman Cunningham, and a unanimous voice vote of the board members.

Respectfully submitted,

A handwritten signature in black ink that reads "Candace B. Mitchell". The signature is written in a cursive, flowing style.

Candace B. Mitchell
Board Secretary